099.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,700 / 709,700
					USE VALUE:	709,700 / 709,700
					ASSESSED:	709,700 / 709,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SZYMCZAK REBECCA
Owner 2:	JENCZIK MIKEL
Owner 3:	
Street 1:	47 MELVIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SZYMCZAK REBECCA -
Owner 2:	-
Street 1:	47 MELVIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,903 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1957, having primarily Wood Shingle Exterior and 1474 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9903.000	207,000	700	502,000	709,700
Total Card	0.227	207,000	700	502,000	709,700
Total Parcel	0.227	207,000	700	502,000	709,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.48 | /Parcel: 481.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	207,000	700	9,903.	502,000	709,700	709,700	Year End Roll	12/18/2019
2019	101	FV	191,900	700	9,903.	502,000	694,600	694,600	Year End Roll	1/3/2019
2018	101	FV	191,900	700	9,903.	430,300	622,900	622,900	Year End Roll	12/20/2017
2017	101	FV	191,900	700	9,903.	401,600	594,200	594,200	Year End Roll	1/3/2017
2016	101	FV	191,900	700	9,903.	344,200	536,800	536,800	Year End	1/4/2016
2015	101	FV	172,200	800	9,903.	308,300	481,300	481,300	Year End Roll	12/11/2014
2014	101	FV	172,200	800	9,903.	285,400	458,400	458,400	Year End Roll	12/16/2013
2013	101	FV	172,200	800	9,903.	272,100	445,100	445,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SZYMCZAK REBECC	49392-358		5/2/2007	Family	1	No	No		
SZYMCZAK DAVID	26310-414		5/13/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2007	19	Re-Roof	7,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
3/7/2009	Meas/Inspect	197	PATRIOT
4/17/2001	Inspected	PM	Peter M
11/10/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
8/27/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9903		Sq. Ft.	Site		0	70.	0.72	4									501,960						502,000	

Total AC/HA: 0.22734 | Total SF/SM: 9903 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 501,960 | Spl Credit | Total: 502,000

PRINT

Date	Time
12/10/20	22:37:44

LAST REV

Date	Time
10/16/18	10:41:21

apro

8038

User Acct

64619

GIS Ref

GIS Ref

Insp Date

10/09/18

!8038!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	64619
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300013
Depreciation:	93004
Depreciated Total:	207009

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

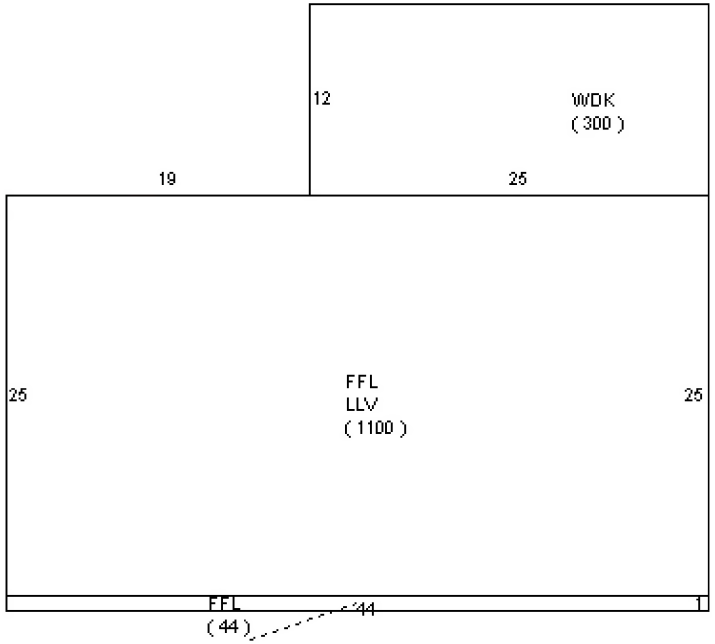
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	126.97
Special Features:	0	Val/Su Net:	81.37
Final Total:	207000	Val/Su SzAd	180.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,144	126.970	145,251
LLV	Lower Level	1,100	69.990	76,990
WDK	Deck	300	9.240	2,772

Net Sketched Area:	2,544	Total:	225,013
Size Ad	1144	Gross Are	2544	FinArea	1474
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	16	A	AV	1990	57.03	T	23.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700